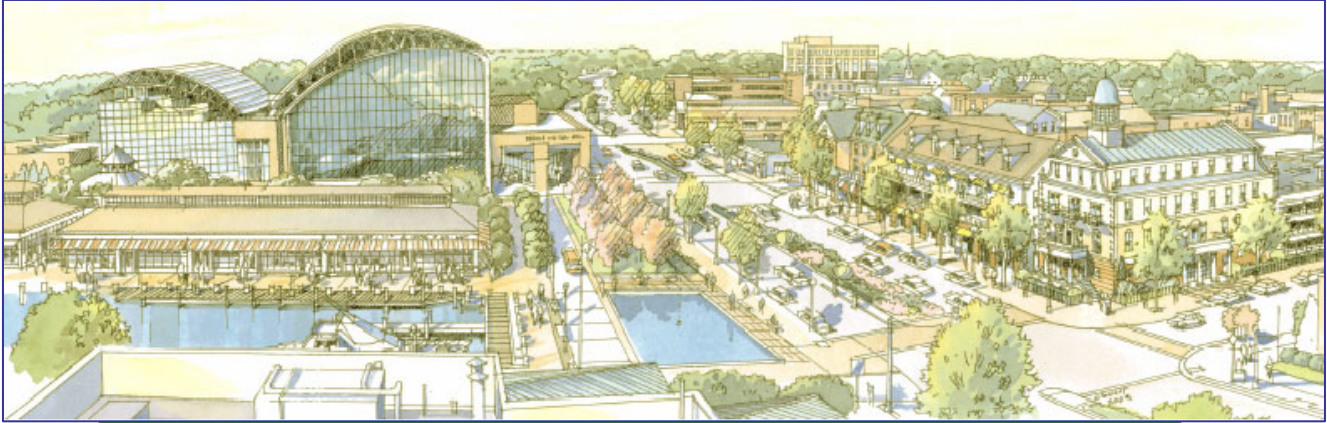


ANNUAL REPORT of the CITY ASSESSOR



FISCAL YEAR 2005



CITY OF HAMPTON, VIRGINIA

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January 1, 2005

Mr. George Wallace
City Manager

Dear Mr. Wallace:

It is my pleasure to submit for your review the Annual Report of the City Assessor for the 2005 Fiscal Year. This report is intended to provide you with an executive summary of our real estate assessment analysis for the current fiscal year.

The City Assessor's Office estimates the value of all real estate; inspects and collects field data on all new construction, additions and alterations; and conducts annual reassessments and detailed statistical analysis using market data to measure accuracy and equity. The Department also produces the Land Book, processes property transfers, maintains a parcel maintenance inventory system and provides assistance to the public and to our internal customers by responding to requests for information pertaining to real estate assessments within the City. Our mission is to support the City in making Hampton the most livable city in Virginia by being committed to serving our customers in an efficient, professional and courteous manner, being responsive to their needs, with a strong desire to exceed their expectations.

Our primary goals continue to be the equitable and uniform assessment of all real estate and having those assessments reflect market value. These goals are accomplished by maintaining the most accurate assessment roll possible of all real property. The FY-2005 sales ratio study prepared by this office estimates our level of assessment to be 96.28%. Assessment ratios are used to compare the sales price of a property to the current assessment. National standards dictate that for jurisdictions having primarily older and diverse housing types and limited new development opportunities such as Hampton, assessment ratios should range between 90% and 110%. Two of the most universally accepted methods of measuring equity are the coefficient of dispersion (COD) and the price related differential (PRD). Coefficients of Dispersion are utilized to indicate what percentage of the sales fall within a reasonable range of the average sales ratio. The FY-2005 COD is estimated at 8.92. National standards for jurisdictions similar to Hampton dictate a COD of less than 15.0. Price Related Differential is used to determine if higher priced houses are being assessed in the same manner as lower priced houses. The FY-2005 PRD is estimated at 1.00, within the range of national standards for cities like Hampton of .98 to 1.03. Figure 1 on page 4 of this report illustrates the trend of these statistical results for comparison purposes.

On May 13, 2004, the City Assessor's Office mailed 47,110 Assessment Change Notices to the property owners in the City for FY-2005. To summarize, 0.5% of all taxable properties received a decrease in assessment and approximately 97.5% received an increase. This further indicates that 2% of the taxable parcels remained at the previous assessment as illustrated in Figure 7 on page 9.

The aggregate value of the FY-2005 assessment is \$9,377,233,700 for all 49,967 parcels, indicating an overall increase of 9.04% from FY-2004. The taxable value of FY-2005 assessments totals \$6,925,001,600 for 48,110 parcels indicating a total increase of 11.33%. Figures 3 through 6 included on pages 6 through 8 detail the percent of assessment changes by property type categories. However, it is important to note that while the total taxable increase in assessments is 11.33%, individual property assessment adjustments vary citywide depending on the age, type, quality, classification and location of the properties.

This has been another record year for residential properties with one of the largest increases prior to 1990. The total assessed value of residential properties increased an average of 12.93% over FY-2004 assessments. Apartments also increased at a record pace at 16.27%. The total assessment change for commercial/industrial property was 4.58%. Figure 7 on page 9 illustrates these increases.

Each penny of the tax rate will generate \$692,500 in revenue for a total tax of \$86,562,755.16 at the current rate of \$1.25/\$100 of assessed value. The actual amount of revenue generated from the FY-2005 real estate assessment published in the Land Book is \$85,208,762.82; the difference being the effect of exemption programs such as Elderly/Disabled, Rehabilitation and Land Use. Figure 8 on page 10 of this report illustrates the trending analysis of real estate tax increases over the last seven years.

There are many other charts and tables contained in this report for your review that may be useful in illustrating the scope of our annual reassessment process and the importance of the detailed analysis that takes place each and every year.

The Assessment Office continues to maintain an ‘open door’ policy and we strive to maintain a positive public image. Courteous and respectful treatment of all customers is stressed above all else. Although our customer call volume increased dramatically this past year due to the significant assessment increases, all of our appeals to date were handled/resolved within this department. As of the date of this writing, no appeals have been filed with the Real Estate Board of Review for any FY-2005 real estate assessments. It should be noted that this can change because taxpayers in the City of Hampton have the right to file an appeal at any time, unlike most jurisdictions in Virginia that place a deadline on the amount of time a taxpayer has to make an appeal after receiving the “Change of Assessment Notice”.

The foregoing information is to serve as an introduction to the body of this report in which more detailed information is presented for Fiscal Year 2005. Additionally, at the end of this report is an outline of some of the special projects this office has undertaken over the last twelve months and a conclusion summarizing our efforts.

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FIGURE 1.

HISTORIC STATISTICAL RESULTS AND COMPARISONS

(based on sales between 7/1 and 6/30 – prior to the effective date of value)

FISCAL YEAR	RATIO	COD	PRD
2005	96.28	8.92	1.00
2004	97.15	8.62	1.01
2003	97.27	7.10	1.01
2002	97.98	8.57	1.01
2001	97.60	8.46	1.01
2000	98.30	7.94	0.99
1999	98.00	9.56	1.00
1998	97.10	6.40	1.01

FIGURE 2.

REGIONAL STATE AUDITED RATIOS (PUBLISHED)*

CITY	RATIO	COD
HAMPTON	94.01	7.69
NEWPORT NEWS	93.96	4.97
CHESAPEAKE	95.65	4.09
NORFOLK	87.72	10.32
JAMES CITY	90.35	9.87
PORTSMOUTH	92.30	6.19
VIRGINIA BEACH	88.71	7.80

*This study is for calendar year 2001 (our FY-02) and is from the last published study by the Virginia Department of Taxation .

* Statistics are based on a small percentage of verified sales that occurred during the twelve months AFTER our assessment date.

FIGURE 3.

TOTAL ASSESSMENT FIGURES

Fiscal year 2004		Fiscal year 2005		
(effective July 1, 2003)		(effective July 1, 2004)		% Chg
Land:	\$2,062,271,300	Land:	\$2,327,569,700	+12.86%
Building:	\$6,537,340,050	Building:	\$7,049,664,000	+7.84%
Total:	\$8,599,611,350	Total:	\$9,377,233,700	+9.04%
# Parcels	49,806	# Parcels	49,967	
TAXABLE:	\$6,220,309,850	TAXABLE:	\$6,925,001,600	+11.33%
# Parcels	47,954	# Parcels	48,110	+0.33%

FIGURE 4.

HISTORIC ASSESSMENT DETAIL

Fiscal Year	# Parcels	Total Assmnt	TOTAL %Chng	Taxable #	Taxable Total	RATE	Taxable %Chng
2005	49,967	\$9,377,233,700	9.04	48,110	\$6,925,001,600	\$1.25	11.33
2004	49,806	\$8,599,611,350	6.19	47,954	\$6,220,309,850	\$1.27	7.92
2003	49,640	\$8,098,112,800	5.01	47,772	\$5,763,777,300	\$1.27	5.11
2002	49,559	\$7,711,446,737	4.49	47,710	\$5,483,412,035	\$1.27	3.23
2001	49,301	\$7,380,073,590	2.74	47,520	\$5,311,786,632	\$1.25	3.89
2000	49,059	\$7,183,172,110	2.99	47,356	\$5,113,122,752	\$1.25	2.81
1999	48,642	\$6,974,588,370	2.82	47,032	\$4,973,317,060	\$1.25	2.82
1998	48,314	\$6,783,159,400	2.52	46,773	\$4,836,704,700	\$1.25	2.74
1997	48,283	\$6,616,713,300	1.81	46,783	\$4,707,817,400	\$1.23	2.02
1996	48,052	\$6,499,176,720	3.13	46,609	\$4,614,531,020	\$1.23	3.21
1995	47,395	\$6,301,854,700	2.60	46,023	\$4,470,907,700	\$1.23	3.34
1994	46,925	\$6,141,950,600	2.78	45,561	\$4,326,361,300	\$1.20	2.55
1993	46,620	\$5,975,686,000	2.90	45,258	\$4,218,743,900	\$1.20	2.35
1992	46,328	\$5,807,165,200	2.92	44,994	\$4,121,696,000	\$1.20	3.34

FIGURE 5.
Percent Change of Assessment by Fiscal Year

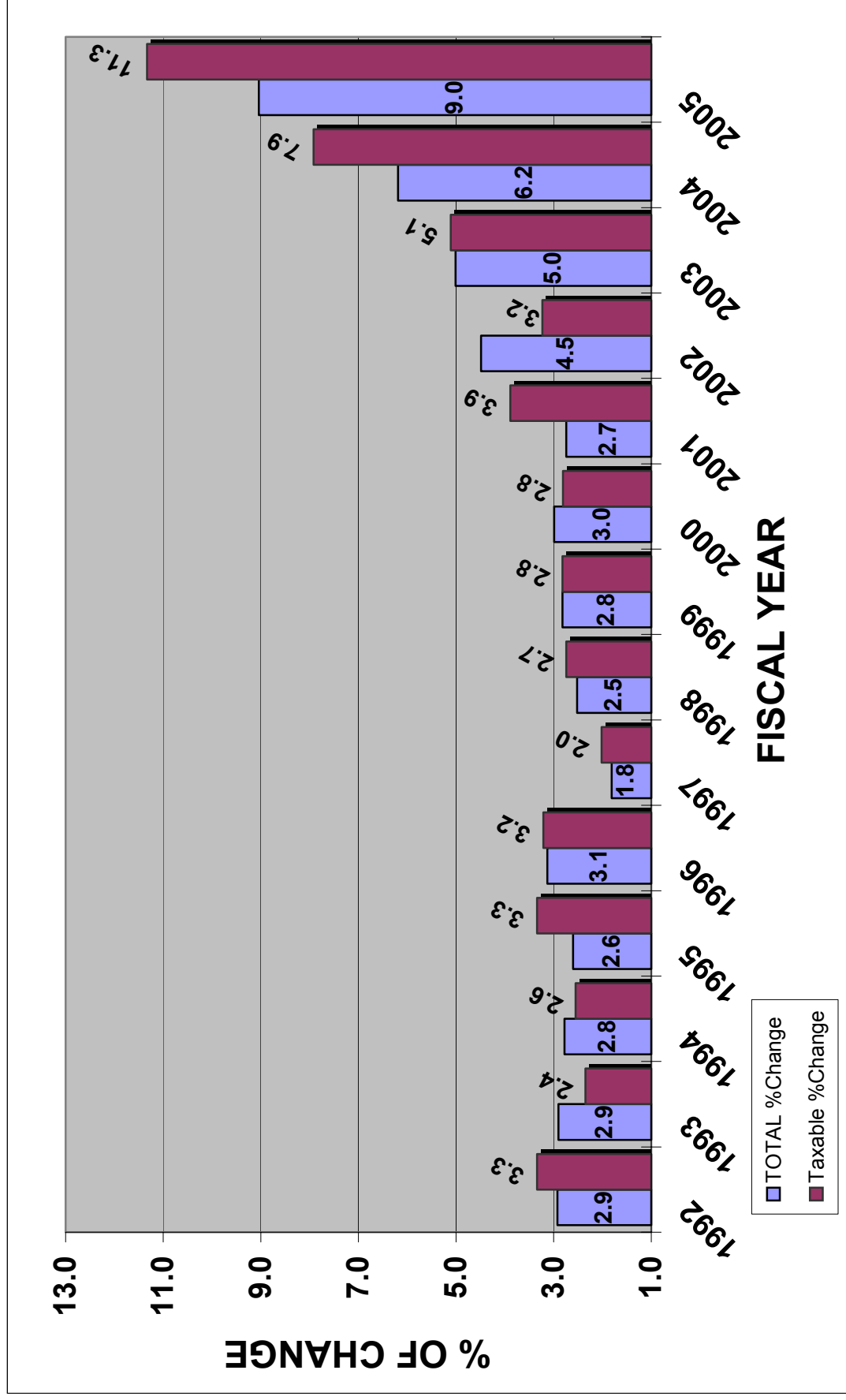


FIGURE 6a.

FY2005 PROPERTY CLASS BREAKDOWN

Class	# Parcels	Value
Residential	45,252	\$4,928,470,600
Apartments	368	\$549,481,800
Commercial	2,490	\$1,447,049,200
Exempt	1,857	\$2,452,232,100
ALL Properties	49,967	\$9,377,233,700

FIGURE 6b.

Fiscal Year 2005 Value Distribution

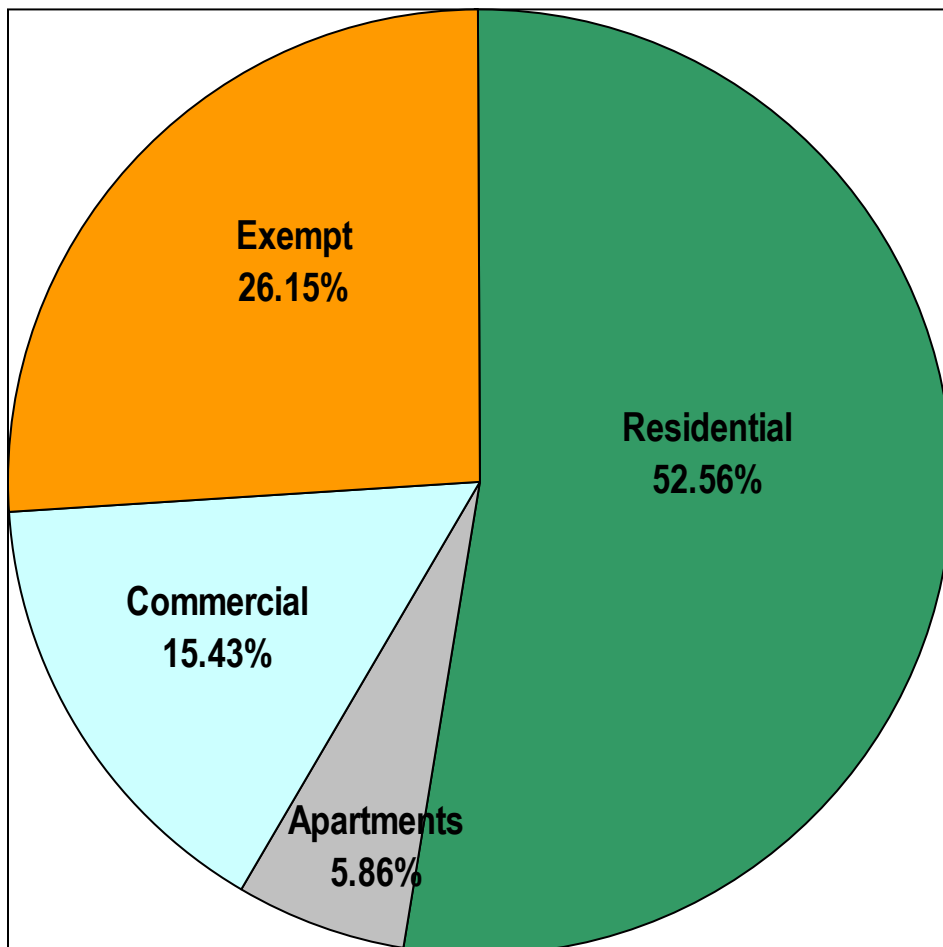


FIGURE 7.

PERCENT CHANGE FROM 2004 – 2005 FISCAL YEAR*
(By land book comparisons)

CLASS	% Change
ALL PARCELS	9.04%
RESIDENTIAL	12.93%
COMMERCIAL	4.58%
APARTMENTS	16.27%
EXEMPTS	3.07%
TAXABLE	11.33%

0.5% OF THE PARCELS DECREASED IN VALUE

2% OF THE PARCELS HAD NO CHANGE IN VALUE

3% OF THE PARCELS INCREASED 0% TO 2%

13.5% OF THE PARCELS INCREASED FROM 2% TO 4%

11% OF THE PARCELS INCREASED FROM 4% TO 6%

12% OF THE PARCELS INCREASED FROM 6% TO 8%

14% OF THE PARCELS INCREASED FROM 8% TO 10%

12% OF THE PARCELS INCREASED FROM 10% TO 12%

20% OF THE PARCELS INCREASED FROM 12% TO 16%

7% OF THE PARCELS INCREASED FROM 16% TO 20%

5% OF THE PARCELS INCREASED OVER 20%

NOTES:

*Percentages include value attributed to new construction and additions, as well as demolitions.

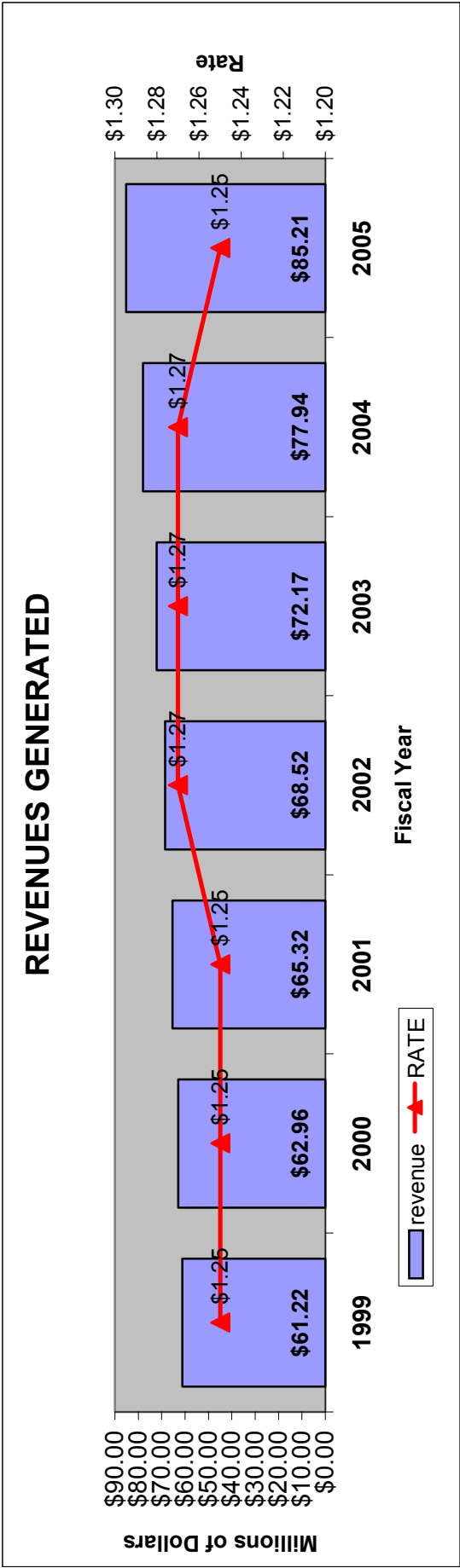
*299 new parcels were created and 138 parcels were retired in FY2005 resulting in a net parcel increase of 161 total parcels (7 of these were exempt).

FIGURE 8a.

REVENUES GENERATED
(Millions of Dollars)

Fiscal Year	1999	2000	% Chg	2001	% Chg	2002	% Chg	2003	% Chg	2004	% Chg	2005	% Chg
Residential	\$42.83	\$43.66	+1.94	\$45.30	+3.76	\$47.50	+4.86	\$50.08	+5.43	\$54.46	+8.75	\$60.35	+10.82
Apartments	\$4.51	\$4.63	+2.66	\$4.78	+3.24	\$5.00	+4.60	\$5.38	+7.60	\$6.00	+11.52	\$6.87	+14.50
Commercial	\$13.88	\$14.67	+5.69	\$15.24	+3.89	\$16.04	+5.25	\$16.70	+4.11	\$17.47	+4.61	\$17.99	+2.98
TOTAL	\$61.22	\$62.96	+2.84	\$65.32	+3.75	\$68.52	+4.90	\$72.17	+5.31	\$77.94	+7.99	\$85.21	+9.33

FIGURE 8b.



TAXABLE VACANT LAND

TAXABLE RESIDENTIAL VACANT LAND

The City has approximately 2,902 unimproved residential parcels at this time. This represents approximately 6.4% of the residential parcel base. This figure includes marshland, rear lots and undevelopable acreage, but not designated common areas.

A breakdown of size and average assessment per acre follows:

FIGURE 9.

Size	# of Parcels	Average Assmt/Acre	% Change from FY03
Less than .15 acre	1,252	\$94,700	+6.29%
.15 to .25 acre	561	\$137,200	+25.99%
.25 to .50 acre	446	\$99,800	+19.38%
.50 to 1.0 acre	224	\$50,900	+22.06%
1.0 to 5.0 acres	299	\$22,900	+9.05%
5.0 to 10.0 acres	66	\$14,100	+9.30%
10+ acres	54	\$11,000	+32.53%
TOTAL	2,902		

TAXABLE COMMERCIAL VACANT LAND

There are approximately 603 improved commercial parcels as of this date. This represents approximately 24% of the commercial parcel base. This figure includes marshland, rear lots and undevelopable acreage, but not designated common areas.

FIGURE 10.

Size	# of Parcels	Average Assmt/Acre	% Change from FY03
Less than .15 acre	187	\$112,800	+11.02%
.15 to .25 acre	80	\$114,900	+12.43%
.25 to .50 acre	96	\$133,100	+5.38%
.50 to 1.0 acre	91	\$126,300	+2.02%
1.0 to 5.0 acres	103	\$105,100	+5.42%
5.0 to 10.0 acres	30	\$84,100	< 1.00%
10+ acres	16	\$54,700	< 1.00%
TOTAL	603		

2004 FISCAL YEAR NEW CONSTRUCTION (taxable)*

NOTE: Reporting for new construction will be adapted from calendar year to fiscal year basis in future publications.

Below figures are for all new construction additions to Fiscal Year 2004 values (includes properties that were partially complete on 7/1/2003 and all supplements between 7/1/2003 and 6/30/2005).

FIGURE 11 – FISCAL YEAR NEW CONSTRUCTION.

Classification	# Parcels	Value	% of Total
RESIDENTIAL	214	\$36,316,000	64.40%
COMMERCIAL	16	\$20,077,100	35.60%
TOTAL	230	\$56,393,100	100.00%

**Taxable Buildings/structures only (excludes land)*

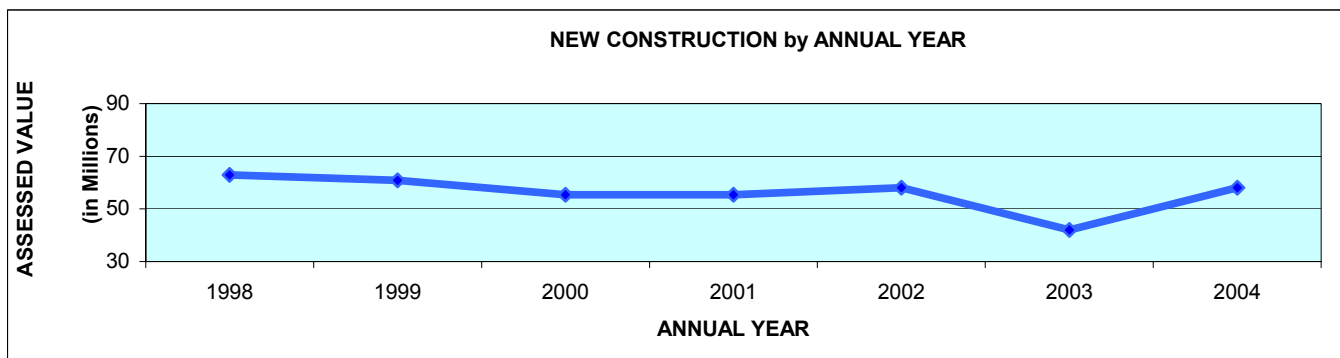
HISTORICAL ANNUAL NEW CONSTRUCTION (taxable)*

FIGURE 12a.

Calendar Year	Value	Annual % Change
2004	\$58,105,800	+38.24%
2003	\$42,031,200	-27.59%
2002	\$58,047,800	+4.8%
2001	\$55,412,020	+0.14%
2000	\$55,336,700	-9.1%
1999	\$60,855,800	-3.3%

**Taxable Buildings/structures only (excludes land).*

FIGURE 12b.



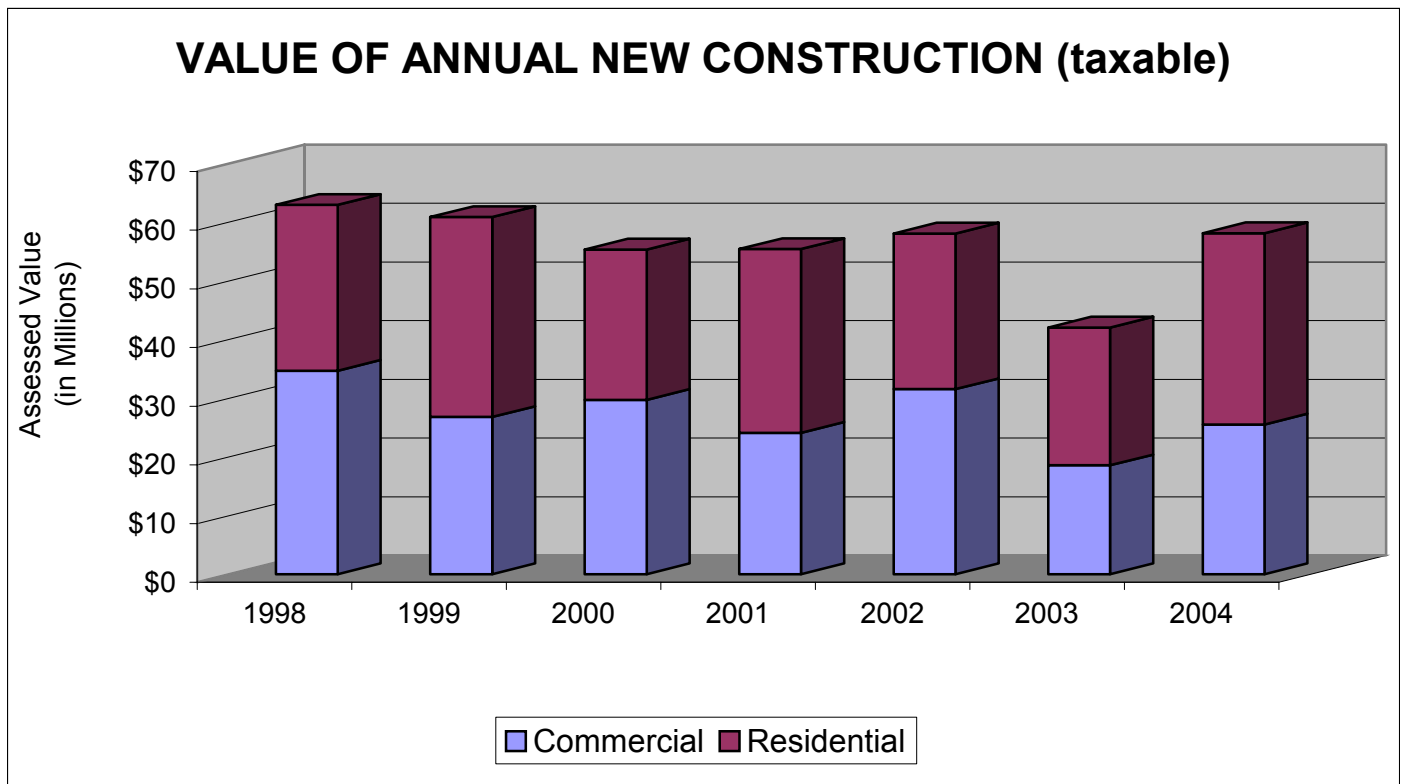
COMMERCIAL/RESIDENTIAL BREAKDOWN
OF ANNUAL NEW CONSTRUCTION (taxable)*
(In Millions of Dollars)

FIGURE 13a.

Year	Total	Commercial		Residential	
1998	\$62.92	\$34.67	55%	\$28.25	45%
1999	\$60.86	\$26.81	44%	\$34.05	56%
2000	\$55.34	\$29.70	54%	\$25.64	46%
2001	\$55.41	\$24.10	43%	\$31.31	57%
2002	\$58.05	\$31.54	54%	\$26.51	46%
2003	\$42.03	\$18.58	44%	\$23.45	56%
2004	\$58.10	\$25.52	44%	\$32.58	56%

*Taxable Buildings/structures only (excludes land).

FIGURE 13b.



RESIDENTIAL PROPERTY (taxable)*

The total assessed value of taxable residential property for the 2005 fiscal year was \$4,928,470,600 representing an increase of 12.93% over fiscal year 2004. This figure includes increases due to reassessment, construction of over 200 new homes, and reductions in value due to demolitions, merges, etc.

Based on 2,245 valid sales (July 1st 2003– June 30th 2004) the average sale price for a residential home in Hampton was \$134,952. Our statistical tools indicate our median ratio at 96.55%.

Of these 2,245 sales:

3.47% are assessed less than \$50,000
16.39% are assessed between \$50,000 - \$75,000
22.54% are assessed between \$75,000 - \$100,000
17.82% are assessed between \$100,000 - \$125,000
12.83% are assessed between \$125,000 - \$150,000
7.88% are assessed between \$150,000 - \$175,000
7.44% are assessed between \$175,000 - \$200,000
5.84% are assessed between \$200,000 - \$250,000
5.79% are assessed over \$250,000

*See Figure 15, page 16

RESIDENTIAL SALES ANALYSIS FOR FISCAL YEAR 2005

*based on 2,245 valid, improved residential sales between July 1, 2003 and June 30, 2004

FIGURE 14.

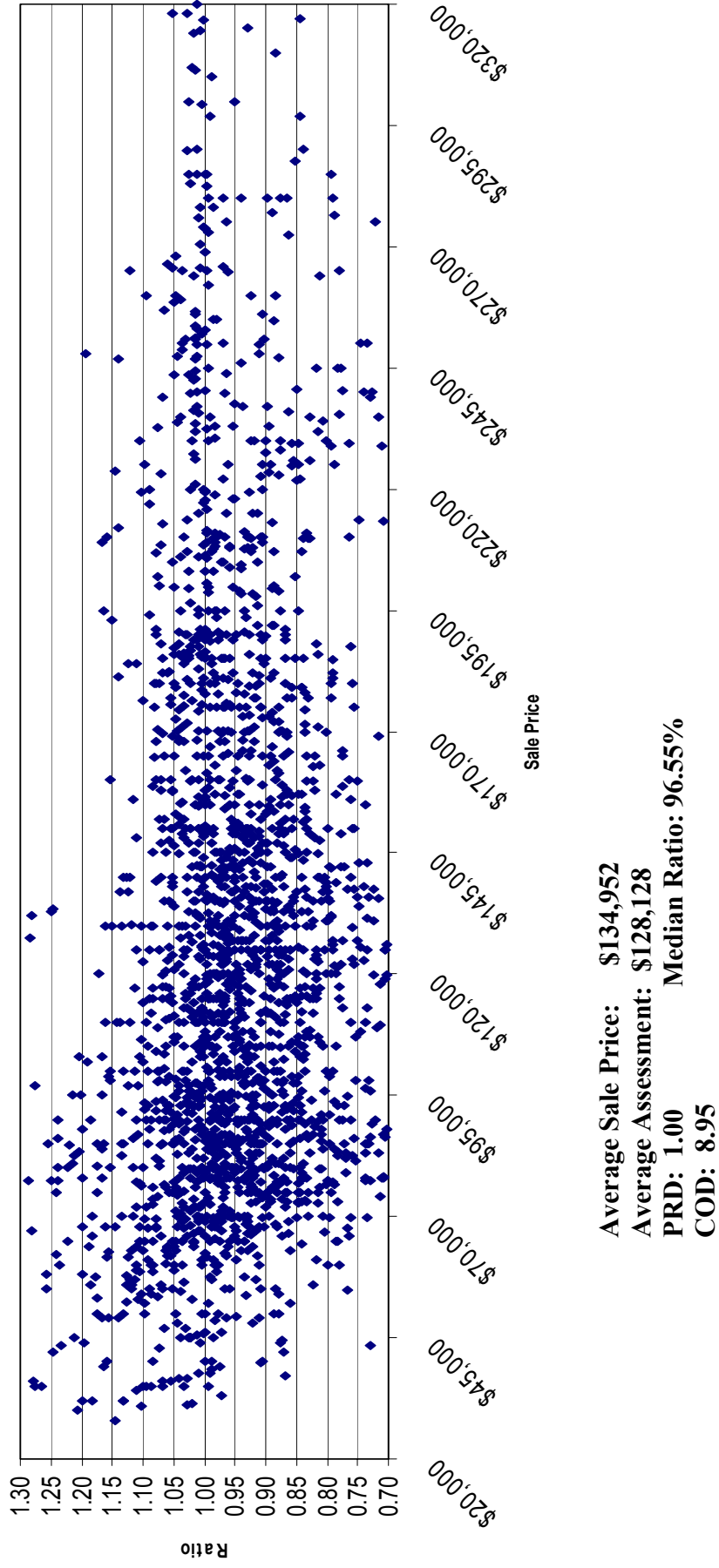
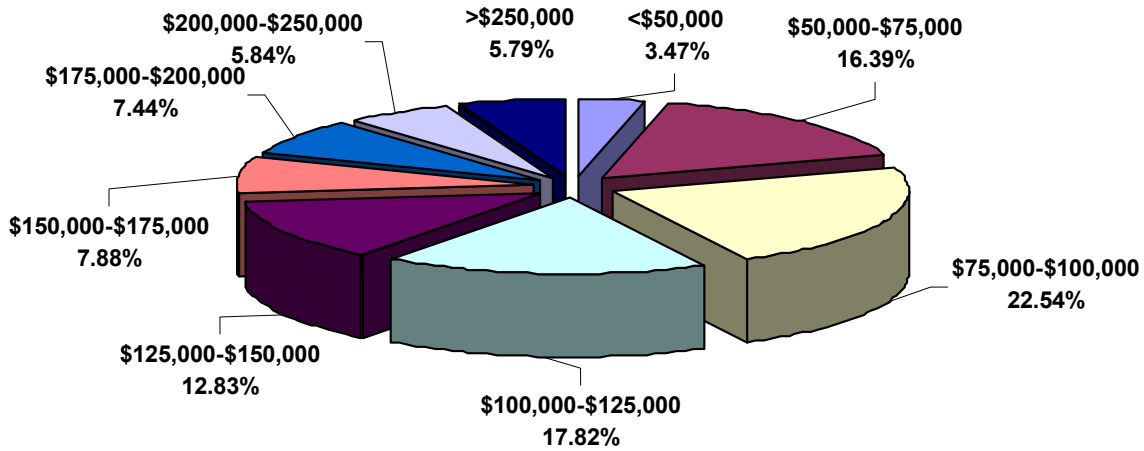


FIGURE 15.

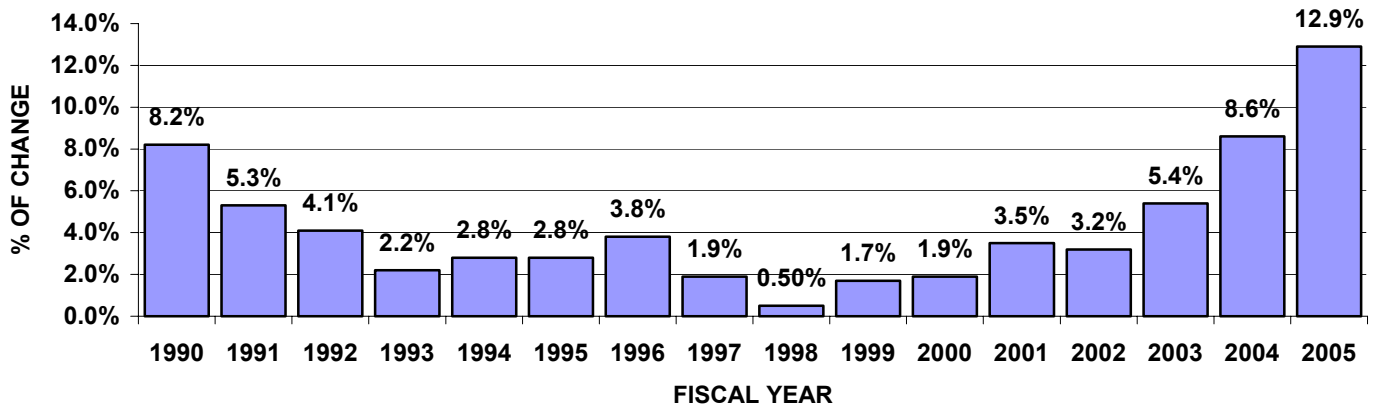
Residential Percentage by Assessed Value Range of Valid Sales



The historic increase in residential property values is indicated in the chart below.

FIGURE 16.

RESIDENTIAL PERCENTAGE INCREASE



TAXABLE COMMERCIAL IMPROVEMENTS

There were 2,490 parcels (both improved and vacant) classified as commercial properties for the FY2005 Land Book representing \$1,447,049,200 in assessed value; a 4.58% increase in value from FY2004.

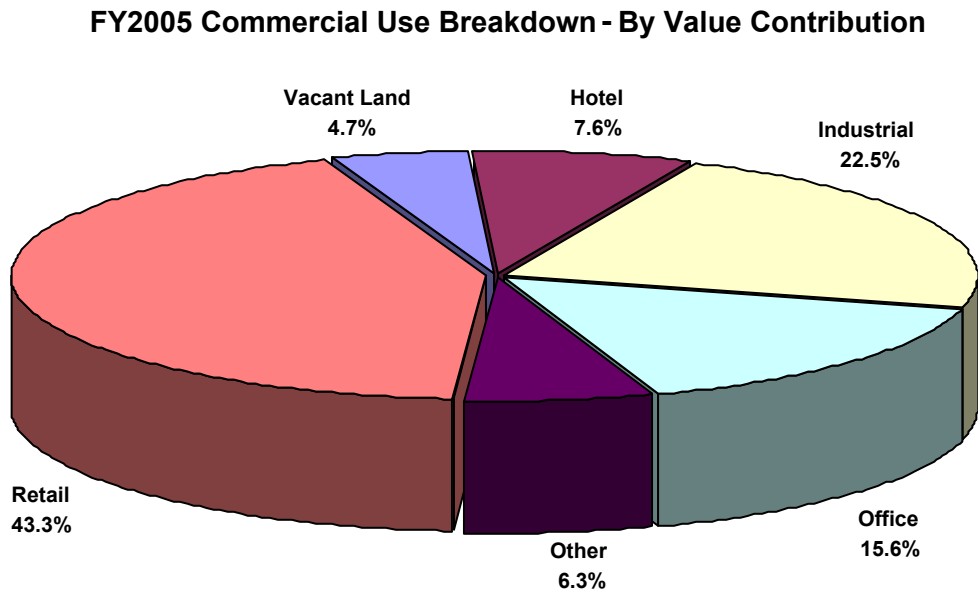
There were 269 commercial sales between 7/1/03 and 6/30/04, of these 71 were valid sales. This compares to 276 sales the previous year, 62 of which were valid sales.

FIGURE 17a.

Classification	Parcel Count	Land Value	Improvement Value	Total Value	% change from FY04
Vacant Land	657	\$67,757,100	\$0	\$67,757,100	+10.36%
Hotel	29	\$22,754,300	\$87,062,200	\$109,816,500	+16.83%
Industrial	420	\$63,623,800	\$262,017,400	\$325,641,200	+26.99%
Office	239	\$40,385,300	\$185,264,500	\$225,649,800	+14.15%
Other *	394	\$26,090,700	\$65,591,900	\$91,682,600	-45.06%
Retail	751	\$267,846,900	\$358,655,100	\$626,502,000	+3.17%
TOTALS:	2490	\$488,458,100	\$958,591,100	\$1,447,049,200	+4.58%

**NOTE: Parcels classified as 'other' in FY2004 have been reassigned to more descriptive categories for FY2005. There were 500 parcels classified as 'other' in FY2004.*

FIGURE 17b.



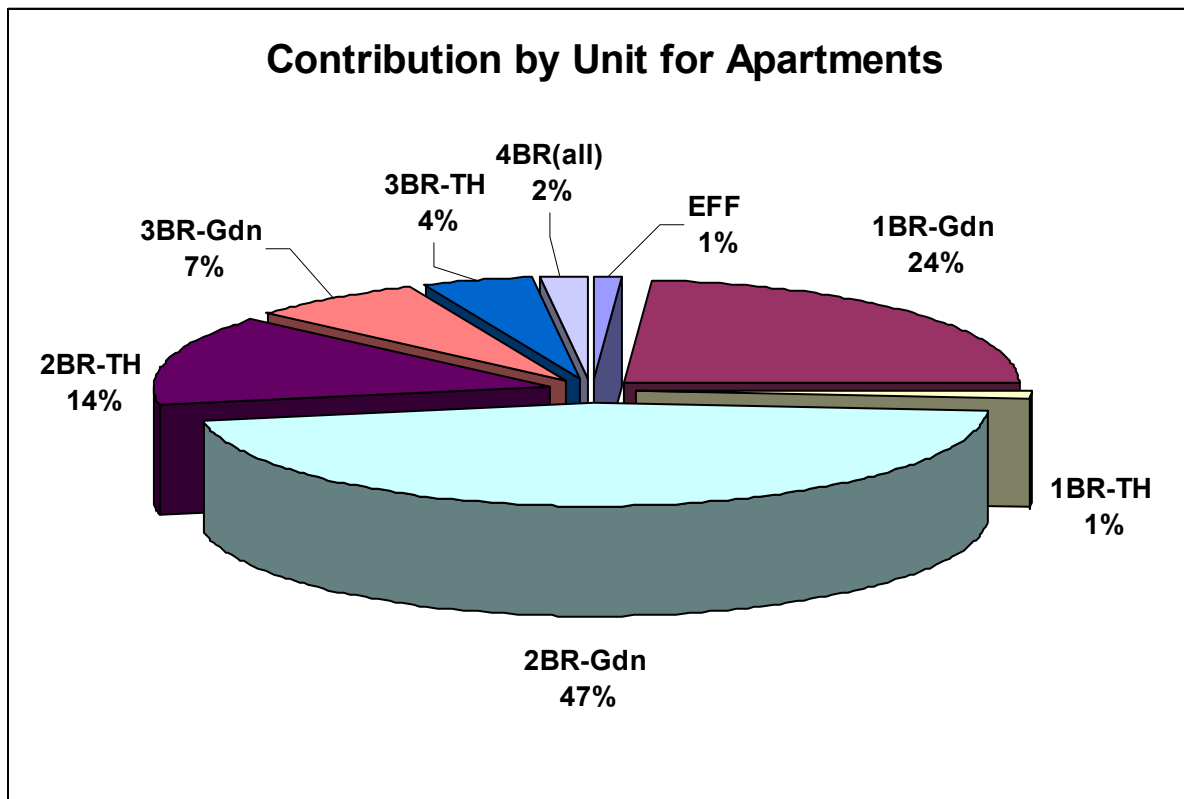
APARTMENTS (taxable)

The 368 apartment parcels combine to form 175 projects in the City of Hampton. These apartments represent less than **1%** of the parcel base, yet account for **7.93%** of the taxable assessed value base and **8.06%** of the total revenue generated. On the Fiscal Year 2005 land book, apartments totaled \$549,481,800, a **16.27%** increase over Fiscal Year 2004. The unit breakdown for apartments is as follows:

FIGURE 18a.

Unit Size	Total # units	avg project Size	low rent	high rent	avg rent	median rent	
EFF	136	23	\$375	\$650	\$493	\$435	
1BR-Gdn	3,042	32	\$300	\$748	\$535	\$550	
1BR-TH	166	28	\$525	\$695	\$607	\$595	
2BR-Gdn	5,882	40	\$325	\$964	\$622	\$603	
2BR-TH	1,808	48	\$370	\$875	\$622	\$645	
3BR-Gdn	906	29	\$527	\$1,259	\$817	\$794	
3BR-TH	557	25	\$420	\$1,175	\$712	\$760	
4BR(all)	262	37	\$850	\$940	\$883	\$860	% change From FY04
TOTAL:	12,759			Avg Median Rent:		\$655	+8.99%

Figure 18b.



EXEMPT PROGRAM ANALYSIS

LAND USE PROGRAM

On the 2005 Fiscal Year land book there were 41 parcels (569 acres) entered in the land use program. These parcels had a total assessed land value of: \$17,942,200 and a taxable land value of \$2,477,420; resulting in a value difference of \$14,191,480. This creates a deferral of revenue due to land use of \$177,393.68 to the City for Fiscal Year 2005. Roll back taxes are collected when parcels are removed from the program. Roll back taxes are equal to the deferred amount over a five-year period plus 10% interest per annum.

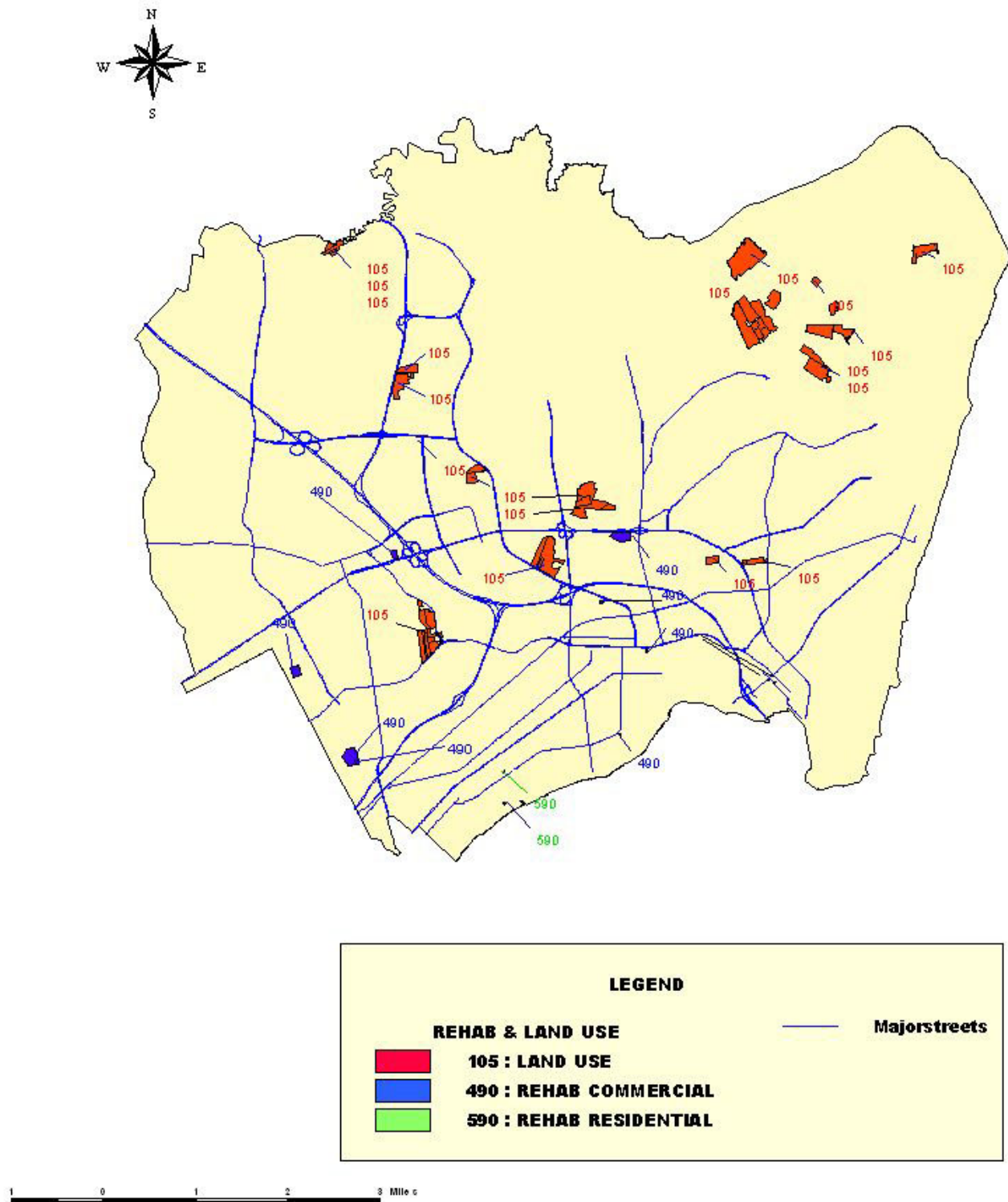
EXEMPTION FOR REHABILITATED REAL ESTATE PROGRAM

On the 2005 Fiscal Year land book there were a total of 12 parcels entered in the rehab program; ten were commercial improvements and two were residential improvements. The total assessed value for these parcels is \$19,370,600. Total rehabilitation credit for Fiscal Year 2005 was \$8,019,452.80; resulting in a reduction of revenue to the City of \$100,243.16 for Fiscal Year 2005 attributed to this program.

(SEE FIGURE 19, PAGE 20 FOR LOCATION OF LAND USE AND REHABILITATION PARCELS)

FIGURE 19

REHAB & LAND USE PARCELS FOR FY2005



ELDERLY AND DISABLED PROGRAM

On the Fiscal Year 2005 land book there were 1,161 parcels classified as receiving an elderly or disabled tax exemption. The assessed value of these parcels totaled \$95,216,900.

82.34% of these parcels were totally exempt from taxes, the remainder received credit based on a sliding scale as indicated in the chart below. The elderly and disabled exemption program resulted in a reduction of revenue to the City of \$1,076,355.50.

FIGURE 20.

Percentage of Exemption	%	% change from FY04	# of Applicants
100%	82.34	+17.62%	956
80% to 99.99%	6.03	-4.38%	70
70% to 79.99%	2.50	-2.26%	29
60% to 69.99%	1.72	-2.94%	20
50% to 59.99%	2.15	-1.02%	25
40% to 49.99%	0.95	-2.42%	11
30% to 39.99%	1.46	-1.21%	17
20% to 29.99%	1.12	-0.66%	13
<20%	1.72	-2.74%	20
TOTAL APPLICANTS			1161

TAX EXEMPT PROPERTIES
-by classification or designation-

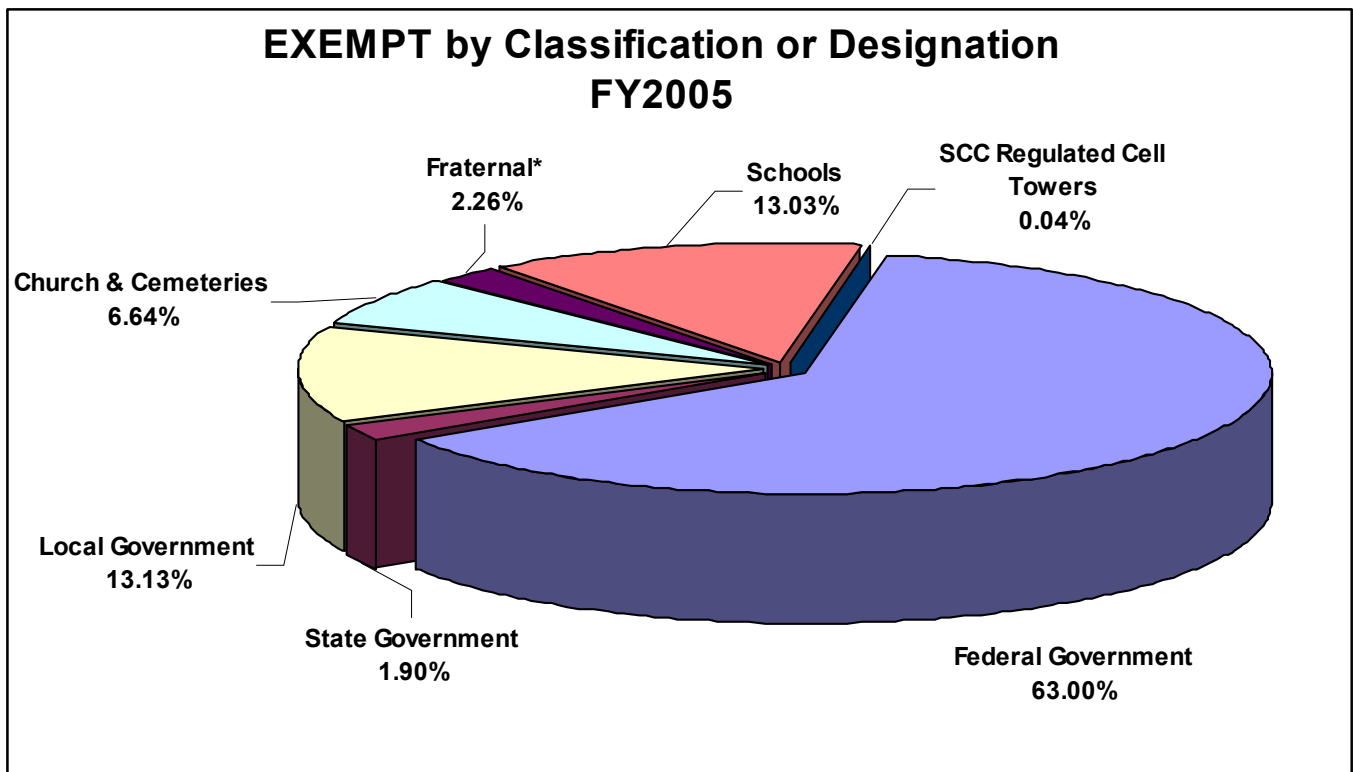
On the 2005 Land Book, there were 1,857 parcels categorized as totally exempt from taxes in the City of Hampton by 'classification' or 'designation'.

FIGURE 21a.

Category	# Parcels	Total Value
Federal Government	47	\$1,545,011,500
State Government	163	\$46,446,700
Local Government	1,034	\$321,971,300
Church & Cemeteries	384	\$162,875,900
Fraternal*	103	\$55,365,100
Schools	122	\$319,464,500
SCC Regulated Cell Towers	4	\$1,097,100
TOTALS:	1,857	\$2,452,232,100

*Includes charitable, benevolent, historical, patriotic, cultural, public parks

FIGURE 21b.



EXEMPT PROPERTIES BY DESIGNATION OR CLASSIFICATION

BENEVOLENT by CLASSIFICATION:

<u>OWNER NAME</u>	<u>VALUE</u>
ABERDEEN GDNS HIST & CVC ASSOC INC	\$81,500
ARMY & NAVY LODGE 306 AF & AM	\$223,100
COLONIAL BUCKS HUNTING CLUB IN	\$18,200
COLONIAL PLACE WOMANS CLUB	\$96,000
DISABLED AMERICAN VETERANS	\$1,172,200
EAST END LODGE #247 I O O F	\$299,400
EASTERN STAR LODGE 13 F & A MA	\$463,200
FOSTER HARRY S	\$92,100
FRATERNAL ORDER OF POLICE LODGE	\$208,700
GEORGE WYTHE RECREATION ASSN	\$86,500
HAMPTON B P O E LODGE 366	\$711,900
HAMPTON LDG 1514 LYL ORDR MOOSE INC	\$385,500
HPT RDS POST 31 AMER LEG HOME	\$575,800
LODGE EXCELSIOR MIZPAH 4 IBPOE	\$145,400
LOYAL ORDER OF MOOSE NN #1119	\$641,700
MARIAN CLUB INC THE	\$127,600
MONITER LODGE A F&A M OF #197	\$176,500
NEWTOWN IMP & CIVIC CLUB INC	\$115,800
NOOR AHMED K ET AL TR	\$386,600
NORTHAMPTON REC ASSN INC	\$137,500
PHOEBUS POST 48 AMER LGN INC	\$682,500
ST TAMMANY LODGE NO 5 AF&AM	\$781,800
TENTS OLD FOLKS HOME	\$249,300
V F W CRAIGS-MCCUE POST	\$202,000
VFW CRAIGS-MCCUE POST 3219 INC	\$17,800
W O W LIFE INS C C NO 49	\$184,700
WOMENS CLUB OF HAMPTON	\$105,600
ZEM TEMPLE NO 122	\$173,600
TOTAL BENEVOLENT by CLASSIFICATION	\$8,542,500

EXEMPT PROPERTIES BY DESIGNATION OR CLASSIFICATION

(continued)

CHARITABLE by CLASSIFICATION:

<u>OWNER NAME</u>	<u>VALUE</u>
AMERICAN NATIONAL RED CROSS	\$648,400
ANIMAL AID SOCIETY INC	\$147,800
BOYS & GIRLS CLBS GRTER HPT RDS INC	\$379,100
HAMPTON TRAINING SCHOOL/NURSES	\$17,378,600
HUDGINS SARAH B FOUNDATION INC	\$5,288,300
PENINSULA HABITAT FOR HUMANITY INC	\$34,100
PENINSULA METRO YMCA THE	\$5,373,300
PHOEBUS RECREATION ASSN INC	\$129,400
RIVERSIDE BEHAVIORAL CENTER INC	\$5,377,700
SALVATION ARMY THE	\$1,437,200
TRANSITIONS FAMILY VIOLENCE SERV	\$41,900
YOUTH CHALLENGE INC	\$89,000
TOTAL CHARITABLE by CLASSIFICATION	\$36,324,800

DESIGNATED EXEMPT BY THE VIRGINIA GENERAL ASSEMBLY:

<u>OWNER NAME</u>	<u>VALUE</u>
CANDII TRANSPORTATION CORP	\$111,000
CONSERVATION INC	\$144,600
DELTA BETA LAMBDA CHPTR BLDG	\$224,200
HAMPTON RDS POWER SQUADRON INC	\$93,700
HELP INC	\$146,200
HPT ECUMENICAL LDG & PROV INC	\$520,700
I C CORPORATION	\$5,999,200
NORTH KING ST IMPROVMNT COUNCIL INC	\$117,000
ROSSER FAMILY FOUNDATION	\$239,900
SHARE A HOMES OF THE VA PENINSULA	\$976,300
TAYLOR CHARLES ARTS CTR FND	\$786,100
VIRGINIA PENN COUN DOMESTIC VI	\$1,138,900
TOTAL DESIGNATED by VA. GENERAL ASSMBLY:	\$10,497,800

ADMINISTRATIVE PROPERTY MAINTENANCE
FY-2005

PROPERTY TRANSFERS

Each year all real property transfers obtained from records maintained in the office of Clerk of the Circuit Court are entered into the assessment system. For Fiscal Year 2005 there were 5,722 transfers within the City from July 1, 2003- June 30, 2004. Below is a table that compares the last five years of transfer data.

FIGURE 22.

Fiscal Year	# Transfers	% change
2005	5,722	+8.68%
2004	5,265	+0.80%
2003	5,223	+11.6%
2002	4,680	-1.3%
2001	4,741	+4.5%

LAND BOOK MODIFICATIONS

Each year it is necessary to make adjustments in the assessment of some properties due to supplements, erroneous assessments and changes in tax status. Below is a table that summarizes these adjustments for FY-2004. A net change of assessment is indicated at the bottom of the table.

FIGURE 23.

Category	# Adjustments	Value Change
Taxable to Non-Taxable	97	(\$9,583,610)
Erroneous, abatements, demos	227	(\$14,313,855)
Total	324	(\$23,897,465)
Non-Taxable to Taxable	105	\$9,289,598
Supplements	174	\$23,032,493
Total	279	\$32,322,091
Net Change		\$8,424,626

OBSERVATIONS AND CONCLUSIONS

Maintaining fair and equitable distribution of the real estate tax remains our main objective as we work in the assessment office. Another main responsibility of the assessment office is to organize and make available our data to other departments and customers. We strive to remain knowledgeable on the most current methods and technologies of our field so that we can continue to be a leader in the assessment profession, allowing us to better serve our customers.

The annual reassessment of real estate in Hampton is an effort of great proportion and many people share in the accomplishment of that task. First of all, I would like to call your attention to the staff of this office. Their dedication to the timely and accurate completion of the reassessment, as well as their involvement in many special projects, is to be applauded. They are a valuable asset to the citizens of the City of Hampton.

My appreciation is expressed to the Department of Public Works, Information Technology, Finance, Budget, and of course, your office for all of the continued support we receive to accomplish our goals and objectives.

I look forward to the successful completion of development efforts such as the Power Plant, Convention Center and Downtown projects. These projects will stimulate retail development and increase the percentage of revenue derived from real estate taxes on commercial real estate.

I shall, of course, be available to answer any questions or provide further information on the FY-2005 real estate assessment.

Respectfully submitted,

Ronald D. Agnor
City Assessor